

**BY-LAWS OF
THE GREY GOOSE HOMEOWNERS ASSOCIATION, INC.**

A NON-PROFIT DOMESTIC CORPORATION DESIGNED TO FACILITATE
THE MANAGEMENT OF MAINTENANCE, ACTIVITIES, AND USE OF THE
COMMON AREAS IN THE GREY GOOSE HOMEOWNERS ASSOCIATION,
INC.

A SUBDIVISION IN WASHINGTON TOWNSHIP, ADAMS COUNTY,
INDIANA

ARTICLE I.

Name

The name of the Corporation shall be “THE GREY GOOSE HOMEOWNERS ASSOCIATION, INC” (hereinafter referred to as the "Association").

ARTICLE II.

Purposes and Powers

The purposes and powers of the Association and the limitations thereon shall be those expressed in the DECLARATION OF DEDICATION, PROTECTIVE RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS AND APPROVALS APPENDED TO AS PART OF THE DEDICATION AND PLAT OF THE GREY GOOSE (hereinafter referred to as the “Restrictive Covenants”), as recorded November 1, 2019, and amended thereafter.

ARTICLE III.

Membership

Section 1. Members. The members of the Association shall be the owners of Lots within the Association, who shall hold their memberships as provided in Restrictive Covenants.

Section 2. Application to Members. All of the Members, future Members, tenants, future tenants, or their guests and invitees, or any other person that might use or occupy a Lot or any part of the Association, shall be subject to the restrictions, terms and conditions set forth in the Restrictive Covenants, the Articles, these By-Laws and the Act, and to any rules and regulations adopted by the Board as herein provided. All Members who rent or lease their Lots must give tenants and future

tenants a copy of the Restrictive Covenants, these By-Laws, and any rules that are published by the Board.

Section 3. Addresses of Members. The address of each member appearing upon the records of the Association shall be deemed to be the latest address which has been furnished in writing to the Association by such member.

Section 4. Good Standing. Memberships in good standing shall be those lot owners who have paid their assessment. Only those members in good standing shall be entitled to vote.

ARTICLE IV.

Meetings

Section 1. Annual Meeting. The Annual Meeting of the members of the Association shall be held at such place (within Adams County, Indiana, reasonably convenient for members to attend) and at a time as may be fixed by the Board of Directors (hereinafter referred to as the "Board") and designated in the Notice of such meeting.

At the Annual Meeting, the Directors for the ensuing year shall be elected, the officers of the Association shall present their annual reports and all other business shall be transacted as may properly come before the meeting. The Secretary of the Association or Managing Agent shall cause notice of the Annual Meeting to be mailed to each member of record of the Association entitled to vote to the latest address of such member as the same appears upon the records of the Association, such notice to be mailed not less than thirty (30), but no more than sixty (60) days before the date of such meeting.

Section 2. Special Meetings. Special meetings of the members may be held at such place within Adams County, Indiana, reasonably convenient for members to attend. Special Meetings may be called at any time, in writing, by the President or by a majority of the Board, or by written petition signed by the holders of not less than ten percent (10%) of the members in good standing. Notice for special meetings must be provided at least fourteen (14) days before the date of such special meetings. Notice of a special meeting shall state the purpose for which the meeting is called.

Section 3. Action by Consent in Lieu of Meeting. Any action required or permitted to be taken at any meeting of the Board or any committee thereof may be taken without a meeting if prior to such action a written consent to such action is signed by all of the members of the Board or of such committee and such written consent is filed with the minutes of the proceedings of the Board or Committee.

Section 4. Waiver of Notice. Notice of any meeting of members may be waived in writing by any member if the waiver sets forth in reasonable detail the purpose or purposes for which the meeting is called and the time and place thereof Attendance at any meeting in person, or by proxy, when the instrument of proxy sets forth in reasonable detail the purpose or purposes for which the meeting is called, shall constitute a waiver of notice of such meeting. Notice of waiver should be received fourteen (14) days before scheduled meeting. Special meetings would be exempt from requiring a waiver notice. Each member who has, in the manner provided above, waived notice of a member's meeting, or who personally attends a member's meeting or is represented by a proxy authorized to appear by an instrument of proxy complying with the requirements set forth above, shall be conclusively presumed to have been given due notice of such meeting. When all members shall meet in person, such meeting shall be valid for all purposes and at such meeting any corporate action may be taken.

Section 5. Quorum. A majority of the Directors elected and qualified from time to time shall be necessary to constitute a quorum for the transaction of any business (excepting the filling of vacancies, in which case a quorum shall be a majority of the remaining directors) and the act of a majority of the Directors present at a meeting at which a quorum is present shall be the act of the Board, unless the act of a greater number is required by the Indiana Not-For-Profit Corporation Act of 1971, the Articles of Incorporation or other provisions of these By-Laws.

Section 6. Voting. At any meeting of the members, not including meetings called for purposes of a special assessment for capital improvements, the holders of a majority of the memberships entitled to vote who are present in person or represented by proxy shall constitute a quorum for the transaction of business.

No member shall be permitted to vote at any time when any association dues are not in good standing. At each meeting of the members, every member shall have the right to one (1) vote for each membership held by him/her which is entitled to be voted at such meeting. Such member shall vote either in person or by proxy appointed in writing and subscribed by such member or his/her duly authorized attorney-in-fact and delivered to the Secretary of the Association or Managing Agent at or before the time of the holding of such meeting. No such proxy shall be valid after eleven (11) months from the date of its execution unless a longer time is expressly provided therein. Memberships held by fiduciaries may be voted by the fiduciary in such manner as the instrument or order appointing such fiduciary may

direct. If all persons who are together entitled to one (1) membership do not agree upon the exercise of voting rights, the following provisions shall apply:

1. where a membership is held jointly by three (3) or more persons, such membership shall be voted in accordance with the will of the majority; and

2. where such persons or a majority of them cannot agree, or where they are equally divided upon the question of voting such membership, such membership shall be voted as may be directed by any court of general equity jurisdiction, as such court may deem for the best interests of the membership, upon petition filed by such person or any party in interest.

Section 7. Voting List. The Secretary of the Association or Managing Agent shall keep at all times a complete and accurate list of the members entitled to vote at such election, arranged in alphabetical order or by Lot number, with the address and number of the memberships so entitled to vote held by each, which list shall be on file at the principal office of the Association and subject to inspection by any member. Such list may be inspected by any member in good standing for any proper purpose at any reasonable time.

Section 8. Member Action by Consent in Lieu of Meeting. Any action required or intended to be taken at any meeting of members may be taken without a meeting, if prior to such action a consent in writing setting forth the action to be taken is signed by all members entitled to vote and such written consent is filed with the minutes of the proceedings of the members. Such written consent must be received within thirty (30) days otherwise response will automatically be considered as accepted.

ARTICLE V.

Annual Budget

Annually, on the date of the Annual Meeting of the Association, the Board or Managing Agent shall prepare an annual budget estimating the total amount of expenses to be incurred by the Association. The annual budget shall be submitted to the members at the Annual Meeting for adoption and, if so adopted, shall be the basis for the assessments, discussed in Article VIII below, for the ensuing year. Any invoices or payments falling under a line item on the approved budget does not need to be approved by the board for payment. Otherwise, board approval is required and must be approved before paid.

ARTICLE VI.

Directors

Section 1. Number. The number of Directors of the Association may not exceed six (6). Directors shall be elected at the annual meeting of the members or at a special meeting called for that purpose. A potential Director must be in good standing upon his/her election to the Board. All Directors primary occupancy must reside within the Grey Goose for 12 consecutive months.

Section 2. Vacancies. Any Director may resign his or her office at any time by delivering his or her resignation in writing to the Board, and the acceptance of such resignation, unless required by the terms thereof, shall not be necessary to make such resignation effective. Any vacancy occurring in the Board caused by resignation, death, or other incapacity, shall be filled by a majority vote of the remaining members of the Board until the next annual meeting of the members or, in the discretion of the Board, such vacancy may be filled by the vote of the members at a special meeting called for that purpose.

Section 3. Removal of Directors. A Director may be removed from the Board with or without cause by the vote of the holders of a majority of the memberships entitled to vote at a special meeting of members called for that purpose. Notice of such meeting shall state that the purpose of the meeting is the removal of a director.

Section 4. Director Requirements. No Member shall be elected as a Director when any HOA fees or fines with respect to said Member's Lot for which membership is held is past due and/or unpaid. Those Members who jointly hold their membership may not occupy more than one (1) Director or officer position, this includes Committee Chairpersons.

Section 5. Term. Subject to termination and removal as permitted by law, each Director elected at an annual meeting shall be elected to serve for two (2) years, with three (3) positions voted on each year and/or until his or her successor shall be elected and qualified. The Vice President, Secretary and one (1) board member the first year and President, Treasurer & one (1) board member the next year. If elected at an annual meeting, the Director's term shall begin immediately on Jan 1 following the annual meeting where he or she was elected. Each Director elected at a special meeting shall be elected for the period ending with the next annual meeting and until his or her successor shall be elected.

ARTICLE VII.
Board Members

Section 1. Board Members. The board members of the Association shall consist of a President, a Vice President, a Treasurer, a Secretary, and up to two (2) additional officers as the board deems necessary. The Board President will propose a slate of positions up for election during the annual meeting for approval by the members in good standing and they shall take office Jan 1 until their successors are elected and qualified. The President, Vice President, Secretary and Treasurer shall only hold one office.

Section 2. Removal. Any officer of the Association may be removed from the Board by a majority vote of the Board, whenever, in its judgment believes that the best interests of the Association will be served by such removal. Such removal will be without prejudice to the contract rights, if any, of the persons removed. Election or appointment of an officer does not of itself create contract rights.

Section 3. Compensation. Officers shall not be entitled to compensation for their services.

Section 4. Duties.

(A) President. The President shall be the chief executive officer of the Association and shall have the powers and perform the duties usually incident to that office. The President shall preside at all meetings of the members and of the Board. The President or Managing Agent shall submit to the Board, prior to the annual meeting of the members, an annual report of the operation of the Association, complete detailed statements of all income and expenditures and a balance sheet showing the financial condition of the Association. The President or Managing Agent is authorized to sign, on behalf of the Association, contracts and other instruments in writing.

(B) Vice President. The Vice President shall perform the duties of the office of the President in his/her absence. The Board or President may assign additional duties to the Vice President from time to time. The Vice President shall also be an active member of the ACC.

(C) Secretary. The Secretary or Managing Agent shall keep or cause to be kept a full, true and complete record of all of the meetings of the members and of the Board and shall have charge of the Minute Book of the Association and of all of its other books and documents (except the books of account). The Secretary or Managing Agent shall countersign papers requiring such acts, but only upon the order of the Board of Directors or the President, and shall perform such other duties as may be required by the Board or the President.

(D) Treasurer. The Treasurer or Managing Agent shall have custody of the funds and other personal property of the Association and shall keep or cause to be kept, correct and accurate books of account and shall also deposit, or see to the deposit of, the funds of the Association in a depository to be approved by the Board. The Treasurer or Managing Agent shall keep full and accurate account of all assets, liabilities, commitments, receipts, disbursements and other financial transactions of the Association in books belonging to the Association; shall see that all expenditures are made in accordance with procedures duly established, from time to time, by the Association; shall render financial statements at all regular meetings of the Board, and a full financial report at the annual meeting of members, if called upon so to do; and, shall perform such other duties as may, from time to time, be delegated by the Board of Directors or the President.

Section 5. Office Hours. Board members will be available via phone Monday through Friday from 10:00 AM – 7:00 PM. Email will be accepted 24/7.

Section 6. Authority. No Officer shall have authority to carry out business, on behalf of the Association, outside the scope of the above stated duties unless he or she is granted express authority to do so by the Board, in writing. Such express authority must be levied through a vote and passed by a majority of the Board.

Section 7. Vacancy. A vacancy in any office may be filled by a majority vote of the Board.

ARTICLE VIII.

Assessments

Section 1. Financial Statement. Prior to the Annual Meeting of the Association, the Board or Managing Agent shall cause a financial statement to be prepared and made

available for review upon reasonable request to each member, which shall show all income and expenses received, incurred and paid during the preceding calendar year.

Section 2. Association fees Due Date. Each member shall be given written notice of the annual HOA dues against his or her Lot at least thirty (30) days prior to due date.

Section 3. Member Liability. Each member shall be personally liable for the payment of all HOA dues. Where the member constitutes more than one (1) person, the liability of such persons shall be joint and several.

(A) If any member shall fail or refuse to make any such payment of an assessment when due, the amount thereof shall constitute a lien upon the Lot of the Member, and upon the recording of notice thereof by the Association, such lien shall be constituted upon such Member's Lot prior to all other liens and encumbrances, recorded or unrecorded, excepting:

(i) taxes, special assessments and special taxes theretofore or thereafter levied by any political subdivision or municipal corporation of this state and other state or federal taxes which by law are a lien on the interest of such member prior to preexisting recorded encumbrances thereon;

(ii) encumbrances on the interest of such member recorded prior to the date such notice is recorded, which by law would be a lien of any first mortgage owed by a member to a financial institution.

(B) In addition to the lien discussed above, the Board may initiate a legal proceeding in equity or in law to recover any unpaid assessment(s).

a. Any legal proceeding shall be maintainable without foreclosing or waiving the lien securing the same.

b. Upon the recording of notice thereof by the Association, such lien shall be constituted upon such member's Lot prior to all other liens and encumbrances, recorded or unrecorded, excepting only:

(C) The lien provided for in this section shall be in favor of the Association and shall be for the benefit of all other members, and may be foreclosed by an action brought in the name of the Association in a

like manner as a mortgage upon real property. The Association, acting on behalf of the members, shall have the power to bid on the interest so foreclosed at foreclosure sale and to acquire, hold, lease, mortgage and convey the same; and to subrogate so much of its right to such lien as may be necessary to satisfy an insurance company which will continue to give total coverage in spite of nonpayment of such defaulting member's portion of the premium.

(D) Any payment for HOA fees not made within thirty (30) days if of due date shall bear interest from the due date at the rate of twelve percent (12%), per annum, or the legal rate of interest in Indiana, whichever is greater. It shall further be the obligation of any party who shall fail to Pay any HOA fees when due to reimburse the Association for all expenses incurred as a result of such failure to pay, including all expenses incurred by the Association in the collection of the same, and including further, but not limited to, all costs of overhead, accounting and legal expenses incurred with respect to, arising out of, or occasioned by said failure to pay.

(E) Any members receiving a letter regarding non-compliance to covenants must respond within fifteen (15) days. A second notice will be sent via certified mail if no response within fifteen (15) days, fine(s) will be imposed thereafter. Fine(s) will may be ten (10) dollars per day minimum with twenty-five (25) dollars per day maximum. If fines are not paid by the due date, then a lien can be placed on property.

(F) In the event any person shall acquire or be entitled to the issuance of a tax deed, public trustee's deed, sheriff's deed, commissioner's deed, etc., the interest so acquired shall be subject to all the provisions of these By-Laws.

ARTICLE IX.

Improvement of Lots

Section 1. Purpose. Each member of the Association, by purchase of a Lot in the Association agrees that no alteration to a dwelling, including but not limited to, fence or wall, shall be constructed, placed or altered upon any Lot until the plans and specifications therefore have been approved by the Architectural Control Committee as to quality of workmanship and materials, and harmony of exterior design with other dwellings and improvements in the Association, and pursuant to the Restrictive

Covenants. The purpose of this provision is to ensure compliance with uniform and high quality standards of design and construction in the completion and/or alterations of improvements in the Association. All changes must be submitted to the Architectural Control Committee prior to construction or face penalty fine(s).

Section 2. Architectural Control Committee. The Architectural Control Committee (“ACC”) shall be made up of no more than three (3) members one of which is a board member.

Section 3. Waiver. If the ACC has not given approval or disapproval of the design, location, or any other request made to the ACC within thirty (30) days of submission of the request to the ACC, approval under Article 5 of the Restrictive Covenants will be deemed to have been given.

ARTICLE X. Common Area

Section 1. Development and Use. Certain areas have been designated in the recorded plat of the Association as Common Area.

Section 2. Ownership. The Common Area is owned by the Association and is owned by each member, who is in good standing, in equal shares.

Section 3. Use. No motorcycle, motor bikes, mopeds, snowmobiles or other motorized vehicles of any sort shall be permitted in the Common Area. There shall be no obstruction of the Common Area nor shall anything be stored in the Common Area. No waste shall be permitted in the Common Area. No clothes, sheets, blankets, laundry of any kind or other articles shall be hung out or exposed in any part of the Common Area. The Common Area shall be kept free and clear of rubbish, debris and other unsightly materials which are not in receptacles provided for such purpose. Nothing shall be changed, removed, or added to the Common Area without Board approval.

ARTICLE XI. Funds

Section 1. Depository. The funds of the Association shall be deposited in a depository or depositories to be selected by the Board of the Association.

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Section 2. Withdraw of Funds. The funds of the Association may be withdrawn and disbursed by such board members as may be designated by the Board or Managing Agent.

ARTICLE XII.

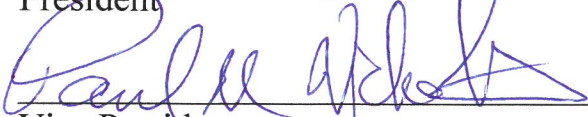
Amendment

These By-Laws may be amended by the Board, by the affirmative votes of a majority of the whole Board, at any regular or special meeting where notice of which contains the proposed amendment or a digest thereof, or at any meeting, regular or special, at which a full quorum of Directors are present.

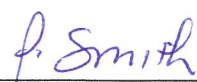
These By-Laws of THE GREY GOOSE HOMEOWNERS ASSOCIATION, INC. were approved by the Board of Directors on the 17 day of November, 2019.



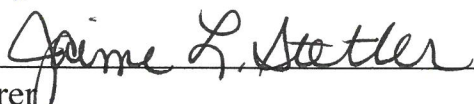
President



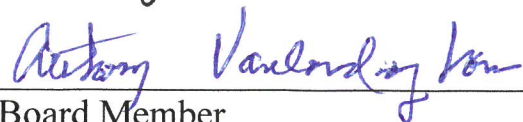
Vice President



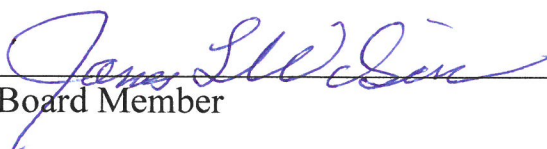
Secretary



Treasurer



Board Member



Board Member